

**GOVERNMENT OF TELANGANA
ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Change of land use from Residential use to Commercial use to an extent of 1330.0 Sq.Yds/1113.0 Sq. Mts in Plot.No.741 of Road No.37 of Jubilee Hills, Hyderabad - Confirmation of Draft Variation - Notification - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 113

**Dated: 31-08-2024
Read the following:-**

1. From the Commissioner, GHMC, Lr.No.B/789/TPS/GHMC/HO/2023/204, dt:03.05.2023.
 2. Minutes of CLU Committee held on 12.06.2023.
 3. Govt. Memo No.6095/Plg.I(1)/2023, Dated:27.07.2023.
 4. From M.C., HMDA, Lr.No.1678/MP1/CLU/HMDA/2023, Dated:05.09.2023.
 5. Govt. Letter No.6095/Plg.I(1)/2023,Dated:13.09.2023
 6. From M.C., HMDA, Lr.No.1678/MP1/CLU/HMDA/2023, Dated.16.10.2023.
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ORDER:

The draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.153, Dated:05.08.2023. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant have remitted conversion / Change of Land Use Charges of Rs.3,33,900/- (Rupees Three Lakhs Thirty Three Thousand Nine Hundred Only) vide Challan No.1681, dt.05.10.2023 (DD No.004255, dt.04.10.2023). Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010, as required by sub-section (1) of the said section

VARIATION

The site in Plot No.741 of Jubilee Hills House building Co-Operative Society, Road No.37, Jubilee Hills, measuring an extent of 1330.0 Sq.yds, which is presently earmarked as Residential use as per the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010 is now designated as Commercial use subject to condition that 15.0 Mts wide road to be maintained as per approved Jubilee Hills layout towards Northern side and also **subject to the following conditions:**

1. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee.

P.T.O.

2. The applicant shall hand over the 18 mts /60 feet wide proposed master plan road affected area to the local body through registered gift deed at free of cost at the time of building permission.
3. The applicant shall comply all the conditions laid down in G.O.MS No, 168 MA Dt:07-04-2012 and in the G.O.MS No. 363 Dt:21-08-2010 and G.O.MS No. 766 MA Dt:18-10-2007 and other applicable G.O's.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. The owner/applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
6. If there is any court case is pending in court of law, the Owner/applicant /developer shall be responsible for settlement of the same and if any court orders against the Owner /applicant/ developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken a per law.
7. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
8. The CLU orders shall not be used as proof of the title of the Land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
9. The applicant shall not disturb the natural position of the Nala /Channel if any passing through the site.
10. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
11. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority

SCHEDULE OF BOUNDARIES

North:	15.0 Mts Road No.37
South:	Open Space
East:	Plot No.742
West:	Plot No.740

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

**M.DANA KISHORE
PRINCIPAL SECRETARY TO GOVERNMENT**

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Commissioner,
Greater Hyderabad Municipal Corporation, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Hyderabad District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER